025.0	0001	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,229,900	/	1,229,900
USE VALUE:	1,229,900	/	1,229,900
ASSESSED:	1,229,900	/	1,229,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		CLEVELAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MIROGIANNIS PETER
Owner 2:	MIROGIANNIS KATHERINE
Owner 3:	
Street 1:	24 CLEVELAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .119 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Vinyl Exterior and 4746 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5198.000	764,000	5,100	460,800	1,229,900
Total Card	0.119	764,000	5,100	460,800	1,229,900
Total Parcel	0.119	764,000	5,100	460,800	1,229,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 259.14 /Parcel: 259.14

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 025.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	764,000	5100	5,198.	460,800	1,229,900		Year end	12/23/2021
2021	104	FV	727,500	5100	5,198.	460,800	1,193,400		Year End Roll	12/10/2020
2020	104	FV	727,600	5100	5,198.	460,800	1,193,500	1,193,500	Year End Roll	12/18/2019
2019	104	FV	549,000	5100	5,198.	489,500	1,043,600	1,043,600	Year End Roll	1/3/2019
2018	104	FV	549,000	5100	5,198.	357,100	911,200	911,200	Year End Roll	12/20/2017
2017	104	FV	512,100	5100	5,198.	311,000	828,200	828,200	Year End Roll	1/3/2017
2016	104	FV	512,100	5100	5,198.	264,900	782,100	782,100	Year End	1/4/2016
2015	104	FV	452,400	5100	5,198.	259,200	716,700	716,700	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12847-598		8/21/1975		50,000	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/9/2014	1332	Re-Roof	10,500					Roof replacement.
6/3/1993	231	Manual	12,000					REBUILD ROOM/DECK

ACTIVITY INFORMATION

Date	Result	By	Name
7/5/2017	MEAS&NOTICE	KB	Kevin B
4/23/2009	Measured	372	PATRIOT
10/6/1999	Meas/Inspect	264	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5198		Sq. Ft.	Site		0	80.	1.11	1									460,751						460,800	

USER DEFINED

Prior Id # 1:	16128
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

User Acct	GIS Ref	GIS Ref	Insp Date
16128			07/05/17

!1998!

PRINT

Date	Time
12/29/21	20:54:34

LAST REV

Date	Time
08/04/17	09:09:36
apro	
1998	

Patriot Properties Inc.

Total AC/HA:	0.11933	Total SF/SM:	5198	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	460,751	Spl Credit		Total:	460,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	W/YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.87123895
Const Adj.:	0.98990101
Adj $ / SQ:	155.239
Other Features:	122332
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	938615
Depreciation:	174582
Depreciated Total:	764032

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	3	
Totals			
2	11	5	

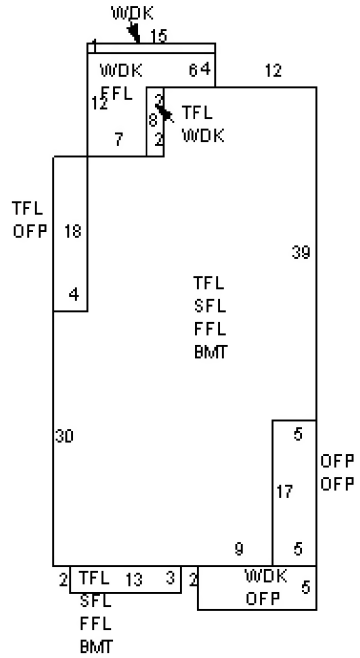
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	155.24
Special Features:	0	Val/Su Net:	112.53
Final Total:	764000	Val/Su SzAd	160.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,630	155.240	253,040
TFL	Third Floor	1,602	155.240	248,693
BMT	Basement	1,514	46.570	70,510
SFL	Second Floor	1,514	155.240	235,032
OFP	Open Porch	312	21.570	6,729
WDK	Deck	217	10.500	2,279

Net Sketched Area:	6,789	Total:	816,283
Size Ad	4746	Gross Area	6789	FinArea	4746
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1920	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc